

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF FINANCIAL ASSISTANCE**

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November 1, 2019

MEMORANDUM FOR: POTENTIAL APPLICANTS

FROM: Jennifer Seeger, Acting Deputy Director
Division of Financial Assistance

**SUBJECT: NOTICE OF FUNDING AVAILABILITY
CalHome Program Disaster Assistance Round 1
1st Amendment**

The California Department of Housing and Community Development (HCD or Department) is releasing an amendment to the 2018 Notice of Funding Availability (NOFA) (<http://www.hcd.ca.gov/grants-funding/active-no-funding/calhome.shtml>) for CalHome Disaster Assistance Round 1 in which HCD awarded \$4.41 million in Program funds to assist the following seven counties impacted by 2017 wildfires: Butte, Lake, Mendocino, Napa, Nevada, Sonoma, and Yuba.

This funding provides grants to local public agencies and nonprofit organizations to assist households at or less than 80 percent of Area Median Income (AMI) through deferred-payment loans for owner-occupied rehabilitation (including repair and full reconstruction).

This CalHome Disaster Assistance Round 1 NOFA 2nd Amendment incorporates Assembly Bill 101 (Chapter 159, Statutes of 2019, amending Chapter 6, Section 50650.3 of the Health and Safety Code), which allows CalHome program recipients to serve households that are victims of a disaster up to 120 percent of AMI with these previously awarded funds.

For more information, visit our CalHome webpage. <http://www.hcd.ca.gov/grants-funding/active-no-funding/calhome.shtml>

Questions? Email CalHomeNofa@hcd.ca.gov.

CALHOME PROGRAM DISASTER ASSISTANCE

FUNDING ROUND 1 Notice of Funding Availability 1st Amendment

For Northern California counties impacted by the
October 2017 Wildfires and included in the
[Federal Disaster Declaration DR-4344](#)



Gavin Newsom, Governor
State of California

Alexis Podesta, Secretary
Business, Consumer Services and Housing Agency

Douglas R. McCauley, Acting Director
Department of Housing and Community Development

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April 2018-November 2019

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**CALHOME PROGRAM DISASTER ASSISTANCE
ROUND 1
AMENDED NOTICE OF FUNDING AVAILABILITY**

I. Overview

A. Notice of Funding Availability

The Department of Housing and Community Development (HCD or Department) is pleased to announce its first round of 2018 CalHome Program Disaster Assistance. HCD is making approximately **\$6 million** available in order to immediately assist the following seven counties impacted by the October 2017 wildfires: Butte, Lake, Mendocino, Napa, Nevada, Sonoma, and Yuba Counties (hereafter referred to as “impacted counties”).

The October 2017 wildfires destroyed more than 6,470 homes and structures. In the immediate aftermath of the fires, the U.S. Department of Homeland Security’s Federal Emergency Management Agency (FEMA) issued major disaster declaration [Federal Disaster Declaration DR-4344](#) (FEMA-4344-DR-CA). HCD is providing this Notice of Funding Availability (NOFA) in response to the declaration. In a subsequent round of funding, HCD will make additional CalHome funds available for impacted counties and will include CalHome eligible Southern California local jurisdictions and nonprofits in counties pursuant to [Federal Disaster Declaration DR-4353](#).

B. Timeline

NOFA release	April 11, 2018
Application due date	June 6, 2018 by 5:00 P.M.
Award announcements	August 2018

C. Program Summary

This NOFA will be governed by CalHome Program regulations ([California Code of Regulations \(CCR\), Title 25, Division 1, Chapter 7, Subchapter 9](#), commencing with Section (§) 7715), which are available on HCD’s website at [HCD CalHome Regulations](#). Accordingly, applications need to be completed pursuant to the requirements stated in the regulations. This NOFA is subject to the requirements of the CalHome Program authorized by [Chapter 6 \(commencing with § 50650\) of Part 2 of Division 31 of the Health and Safety Code](#).

CalHome regulation [25 CCR § 7749 \(b\)\(1\)](#) permits HCD to issue a separate NOFA and direct funding awards to designated local program types, such as disaster assistance, in a specific geographic area. HCD has allocated the CalHome funds available in this NOFA by the percentage of structures destroyed and based on low or very low-income households within each county. If HCD determines a locality or nonprofit applicant does not meet CalHome threshold and eligibility requirements, that county’s CalHome allocation will be added to the CalHome funds available for the second round of CalHome Disaster Assistance.

Additionally, Chapter 159, Statutes 2019 (Assembly Bill 101) permits the Department to serve households that are victims of a disaster up to 120 percent of Area Median Income (AMI). Health and Safety Code 50650.3 subd. (h) gave the Department authority to implement this change through guidelines. Those guidelines are to be exempted from the requirements of Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2 of the Government Code. For the purposes of this NOFA, and any subsequent amendments thereto, the CalHome Guidelines, which were developed under the authority of Health and Safety Code 54014 subd. (b), and any amendments thereto shall constitute the guidelines authorized by subdivision (h) to implement the changes made by Assembly Bill 101. These changes are reflected in Sections II. B., Eligible Activities and II. E., Eligible Uses of Funds.

II. Program Requirements

The following is provided as a summary and is not to be considered a complete representation of the entirety of the eligibility, threshold, and other requirements or terms and conditions of the CalHome Program. References should be made to all applicable statutes and regulations which shall in all events control.

A. Eligible Applicants

	Local Jurisdiction	Nonprofit Corporation
Geographic Eligibility	Limited to Butte, Lake, Mendocino, Napa, Nevada, Sonoma and Yuba Counties A locality shall only be eligible to apply for an award of CalHome funds for an Owner-Occupied Rehabilitation project located within jurisdictional boundaries (§7717 (a)(1)).	Limited to Butte, Lake, Mendocino, Napa, Nevada, Sonoma and Yuba Counties A nonprofit corporation shall only be eligible to apply for an award of CalHome funds for an Owner-Occupied Rehabilitation project within the county in which it has developed a project or operated a housing program during the past four years (§7717 (a)(2)).
Housing Rehabilitation Experience (required to apply for this activity)	Applicants shall have successfully administered a local owner-occupied rehabilitation program for a <u>minimum of two years within the four years</u> immediately preceding the application (25 CCR §7732). This applies to both local jurisdictions and nonprofit corporations.	

Table 1 – Geographic Eligibility Requirements for Local Jurisdictions and Nonprofits

The counties of Butte, Lake, Mendocino, Napa, Nevada, Sonoma and Yuba are eligible for the proportioned allocation stated in this NOFA under Allocation Amounts. Local jurisdictions and nonprofits within these seven counties that meet geographic and activity eligibility requirements can apply for this NOFA.

Applicants (local jurisdictions and nonprofit corporations) must also demonstrate the following requirements:

1. Sufficient organizational stability and capacity to administer the local rehabilitation program through organizational charts, resumes, and statements of qualifications as specified in the application; and
2. Financial stability, to HCD's satisfaction, through audited financial statements submitted for HCD review as part of its application for funding (non-profit corporations only).

B. Eligible Activities

In response to the October 2017 wildfires and subsequent federal disaster declaration, HCD is making CalHome funds available as gap financing to eligible local jurisdictions and nonprofit housing corporations for the following activity:

Owner-Occupied rehabilitation (including repair and full reconstruction) for gap loans to households at or less than 80 percent of AMI, **or to households at or less than 120 percent of AMI whose dwelling unit was damaged or destroyed due to the October 2017 wildfires**. Manufactured housing is also eligible, including replacement of a manufactured home, whether located in a mobilehome park or elsewhere. (However, note that the loan terms are different for mobilehomes located in parks).

CalHome funds, for the purposes of this NOFA, **can only be used as gap financing**, which means insurance proceeds or other financing provided for the purpose of repair or reconstruction have been applied to the owner-owned rehabilitation or reconstruction prior to CalHome funds being used. CalHome funds **cannot be awarded in excess of the homeowner's demonstrated funding need** for the rehabilitation or reconstruction of a similarly sized home based on a qualified contractor bid.

C. Eligibility Requirements

Disaster Owner-Occupied Rehabilitation Assistance (including repair or full reconstruction) funded pursuant to this NOFA must meet the following requirements:

1. Grantees must ensure that eligible owner-occupants comply with the following:
 - a. Must invest all insurance proceeds and all other financing and disaster assistance provided for the purposes of repair or reconstruction prior to calculation of the CalHome loan;
 - b. Must have been eligible owner-occupants of the affected housing unit, in an eligible county, at the time of the disaster;
 - c. Must comply with [CEQA 15302. REPLACEMENT OR RECONSTRUCTION Regulations](#); and
 - d. Must meet the resiliency standards and requirements of all applicable laws, including without limitation the applicable laws set forth in [California Building Code, Chapter 7a](#), Materials and Construction Methods for Exterior Wildfire Exposure for all rehabilitated or reconstructed homes located in designated Fire Hazard Sensitivity Zones (see Appendix B).
2. All assisted units shall have after-rehabilitation (reconstruction) values at or below the current local median sales price of a single-family home. Grantees may use the most

recent median sales price, by county, posted at the California Association of Realtors website at <https://www.car.org/en/marketdata/data/countysalesactivity>. However, if prices have significantly changed, grantees may request HCD approval to use different limits based on a local calculation of median values. As of late January 2018, the current median sales prices, according to the California Association of Realtors, for the impacted counties are as follows:

County	Median Sales Price
Butte	\$314,750
Lake	\$279,500
Mendocino	\$425,000
Napa	\$662,000
Nevada	\$382,000
Sonoma	\$670,000
Yuba	\$265,360

Table 2 – County Median Sales Price as of January 2018

3. Grantees must verify title insurance is obtained in the amount of the CalHome Program loan at close of escrow.
4. Grantees shall verify owner-occupants (Borrowers) meet these fire/flood insurance requirements ([25 CCR § 7735\(e\)](#)):
 - a. Borrowers must maintain insurance on the property in an amount at least equal to the replacement costs of the improvements; and
 - b. Grantee must be named as an additional loss payee on the policy.
5. Grantees shall submit the following owner-occupant data to HCD annually for the duration of their Standard Agreement.
 - a. Did the applicant register with FEMA? If so, what is the registration number?
 - b. Did the applicant register with the Small Business Administration (SBA)? If so, what is the registration number?
 - c. Is the project built on wildland-urban interface (WUI) land?
 - d. What is the identified insurance gap for reconstruction?
 - e. What are the level of insurance funds applied and the type of insurance coverage (cash value, replacement cost, expanded)?
 - f. What is the applicant's income level?
 - g. What is the housing size of the applicant(s)?
 - h. What is the total development cost per square foot per borrower?
 - i. What are the construction costs per square foot per borrower?
 - j. What is the specific activity type (rebuild, remodel, reconstruction, etc.)?
 - k. What other fee costs or fee waivers are available?
 - l. Is the location in a hazard area?
 - m. What are the specific building material enhancements (Chapter 7a)?
 - n. What other project specific hazard mitigations were taken (clearance, etc.)?

D. Funding Amounts and Limits

1. **Amount of Funding by County** - The amount of CalHome funds that can be applied for by each county is listed in the table below:

County	No. Homes Destroyed	% of Destruction	Approximate CalHome Allocation
Sonoma	5098	78.79%	\$2,000,000
Napa	587	9.07%	\$1,000,000
Mendocino	528	8.16%	\$1,000,000
Lake	161	2.49%	\$500,000
Yuba	58	0.90%	\$500,000
Nevada	22	0.34%	\$500,000
Butte	16	0.25%	\$500,000
Total	6470	100%	\$6,000,000

Table 3 – County Maximum Allocation Amounts based on Proportion of Damaged Homes

Allocated funds will be reserved for each above-designated county until **5:00 p.m. on June 6, 2018**. After that time if one of the above counties' allocated funding is undersubscribed, those funds will be folded into the remaining available CalHome funds and included in the second round of CalHome disaster funding. Eligible local jurisdictions and nonprofit applicants are encouraged to apply for an amount of funding as each may reasonably use within the 36-month Standard Agreement period.

2. **Minimum and Maximum Funding Limits** - The minimum CalHome loan to a borrower will be no less than **\$1,000**. For the purposes of this NOFA, the maximum CalHome loan to an individual household will be **\$100,000**. **The total assistance for an impacted county, including rehabilitation activity funds and the Activity Delivery Fee (ADF), cannot exceed the county set-aside.**

E. Eligible Uses of Funds

1. **Loans and Grants** - to eligible households. Grant funds provided to CalHome grantees must be used by individual households at or below 80 percent of the AMI, **or households at or below 120 percent of the AMI whose dwelling unit was damaged or destroyed due to the October 2017 wildfires**, at the time of the loan/grant application ([25 CCR § 7720](#)). AMI limits are updated annually and are available on HCD's [website](#).
 - a. **Loan Requirements** - Financial assistance provided for rehabilitation, including repair and total reconstruction, shall be in the form of deferred payment loans, repayable upon the sale or transfer of the homes, when they cease to be owner-occupied, or upon the loan maturity date, whichever occurs first. The loan may be up to a 30-year term. The interest rate is set by the grantee up to 3 percent simple interest per annum. Borrowers must occupy units as their principal place of residence for the term of the loan. Loans must also be made in a manner consistent with the purposes described in Section II. B. Eligible activities above, as well as with the [CalHome Regulations](#) and applicable statutes.

- b. **Grant Requirements** - Financial assistance provided to individual households to rehabilitate, repair, or replace manufactured housing located in a mobilehome park and not permanently affixed to a foundation shall be in the form a conditional grant, which must also be made in a manner consistent with the [CalHome Regulations](#) and applicable statutes.

Note: Proposed projects are ineligible to receive CalHome funds if construction work has begun or will begin prior to the date HCD makes an award of CalHome funds. Construction work includes grading, site preparation (with the exception of demolition or clearing properties) or site improvements intended for public dedication.

2. **Activity Delivery Fees** - At the reasonable discretion of HCD, ADF expenses up to 10 percent of the loan amount may be provided as a grant to the grantee. This may be in addition to the maximum CalHome loan limit. The grantee must provide cost receipts to HCD for all ADF claims.

F. Eligibility and Threshold Criteria

Applications will not be considered for funding unless the application is received by the deadline as stated in this NOFA and demonstrates compliance with all CalHome Program statutes and regulations including, without limitation, the following conditions:

- The applicant meets geographic restrictions per [FEMA-4344-DR-CA](#) and CalHome regulations ([25 CCR § 7717](#)).
- The applicant is an eligible local jurisdiction or nonprofit ([25 CCR § 7717](#));
- The activity is eligible ([25 CCR § 7718](#));
- The proposed use of funds is eligible ([25 CCR § 7719](#));
- The applicant meets eligibility requirements for Owner-Occupied Rehabilitation ([25 CCR § 7732](#));
- The application was received by HCD no later than **5:00 p.m. on June 6, 2018**;
- The application is complete ([25 CCR § 7750](#));
- The application has not been altered or modified except to accommodate computer software;
- The application is signed by the party authorized in a complete and proper Resolution ([25 CCR § 7750](#));
- The applicant does not have any unresolved audit findings for prior HCD or federally-funded housing or community development projects or programs ([25 CCR § 7751](#)); and
- The applicant has no pending lawsuits that would impede the implementation of the program ([25 CCR § 7751](#)).

G. Rating and Ranking

1. **Evaluation Criteria** - All applications passing eligibility and threshold criteria will be evaluated on the following factors. If there are more eligible applicants than can be funded, HCD will award funding by descending order of points. For more detail on each of the rating factors, please see Appendix B and [25 CCR § 7751\(b\)](#).

Evaluation Criteria:	Maximum Points
Capability	400
Community Need	150
Feasibility	250
Community Revitalization	100

2. **Performance Penalty** - Applicants that have previously received a CalHome grant will be reviewed for performance [25 CCR § 7751\(c\)](#).

Failure to have expended at least 95 percent of the most recently awarded grant by the 36th month of the prior CalHome contract will result in a 50-point penalty deduction from the score of the application [\(25 CCR § 7755\(a\)\(1\)\(B\)\)](#).

If an applicant has been penalized in the prior NOFA round, the penalty will not be deducted in the current round.

3. **Tiebreaker** - In the event of a tie among applicants from the same county in which there is an over-subscription of that county's allocation, the tiebreaker will be based on the number of rehabilitation units that an applicant has developed in the last five years within the county they are applying.

III. State Requirements

A. Climate Adaptation

[Executive Order B-30-15](#) addressing the need for climate adaptation ordered that:

1. All state agencies with jurisdiction over sources of greenhouse gas emissions shall implement measures, pursuant to statutory authority, to achieve reductions of greenhouse gas emissions to meet the 2030 and 2050 greenhouse gas emissions reductions targets.
2. State agencies shall take climate change into account in their planning and investment decisions, and employ full life-cycle cost accounting to evaluate and compare infrastructure investments and alternatives. For additional information and guidance, please contact Nuin Tara-Key with the Governor's Office of Planning and Research at Nuin-Tara.Key@opr.ca.gov.

In response to the Governor's Executive Order, HCD strongly encourages CalHome grantees to implement CalHome funded activities in a manner that reduces greenhouse gas emissions and adapts to climate change.

B. Commitment to Long-Term Resiliency Standards

Applicants must commit to meet immediate and long-term resiliency standards in rebuilding homes destroyed by the wildfires identified in this NOFA. See Appendix B.

IV. Application Procedures and Deadline

A. Application Packaging and Submittal

The application form is available on HCD's website under the CalHome Program, <http://www.hcd.ca.gov/grants-funding/active-no-funding/calhome.shtml>.

One hard copy application must be submitted with original signatures as well as one copy of the application on a compact disc or USB flash-drive to HCD no later than **June 6, 2018 at 5:00 p.m.** HCD will only accept applications through a postal carrier service such as the U.S. Postal Service, UPS, Fed Ex, or other carrier services that provide date stamp verification confirming delivery to HCD's office. Please contact HCD if delivery is not completed by fault of the carrier service. **Personal deliveries are not accepted.** The delivery address is:

CalHome Program
Division of Financial Assistance, NOFA Section
Department of Housing and Community Development
2020 W. El Camino Ave, Suite 500
Sacramento, CA 95833

Applications that do not meet the filing deadline requirements will not be eligible for funding. Applications must be on HCD forms and cannot be altered or modified by the applicant.

Applications must meet all eligibility requirements upon submission. Applications having material internal inconsistencies will not be rated and ranked. It is the applicant's responsibility to ensure that the application is clear, complete and accurate. After the application deadline, HCD staff may request clarifying detail and/or inquire about the location of application specific information provided that such information does not affect the competitive rating. No information, whether written or oral, will be solicited or accepted if it would result in a competitive advantage to an applicant or a competitive disadvantage to other applicants. No applicant may appeal HCD's evaluation of another applicant's application.

B. Application Workshop

HCD will hold one workshop to review the CalHome Disaster NOFA and application. For the workshop date, time, and location please go to HCD's website at <http://www.hcd.ca.gov/grants-funding/active-no-funding/calhome.shtml>. Please contact Kelly Whitaker at (916) 263-2303 or CalHome@hcd.ca.gov for workshop registration.

C. Disclosure of Application

Information provided in the application will become a public record available for review by the public, pursuant to the California Public Records Act (Chapter 1473, Statutes of 1968). As such, any materials provided will be disclosable to any person making a request under this Act. HCD cautions applicants to use discretion in providing information not specifically requested, including but not limited to, bank account numbers, personal phone numbers and home addresses. By providing this information to HCD, the applicant is waiving any claim of confidentiality and consents to the disclosure of submitted material upon request.

V. Awards and Appeal Process

A. Awards

Awards made by HCD shall not be deemed to be final until such time as HCD has resolved any appeals filed by applicants pursuant to the appeal process provided for in Section V. B. hereof. At such time as HCD has completed the appeal process and made its determinations, it will issue the final awards and post notification thereof on HCD's website.

B. Appeal Process

1. **Generally.** Applicants whose applications are not selected for an award of funds, or are awarded funds in an amount less than applied for in their application, under this NOFA may appeal the decision to the Department. Failure to follow the procedures or meet the deadlines established in this section will result in the denial of the appeal.

2. Who May Appeal

(a) Denied or Decreased Funding. Applicants who were denied funding, or that requested more funds than the Department awarded to them, under this NOFA may appeal such decision to the Department pursuant to this section.

(b) Ineligible Appeals. The following shall not be subject to appeal under this section:

- (1) Failure to Meet Eligibility. Absent a showing of manifest error committed by the Department, applicants may not appeal a determination by the Department that the applicant is not an eligible applicant as defined in the NOFA. For purposes of this subdivision, "manifest error" means an obvious and indisputable error by the Department in regards to its decision relating to the applicant's eligibility, which if corrected would result in the applicant being deemed an eligible applicant.
- (2) Amount of Allocation. Applicants may not appeal the amount of funding allocated to their jurisdiction under this NOFA or the methodology used by the Department to determine the amount of such allocation.
- (3) Defects in Application. Applicants may not appeal a decision based on either (a) the failure of the applicant to include in its application such information, data, and materials which the applicant is required to submit with its application pursuant to the instructions contained in this NOFA, or (b) the submission of incorrect, incomplete, false, or misleading information, data, or materials with the application. Any errors in the application form due to errors in the Department's form itself shall be appealable.

(c) No Appeal of Decision Regarding Other Applicants. No applicant shall have the right to appeal a decision of the Department relating to another applicant's application, award, denial of award, or any other matter related thereto.

- (d) Prior Program NOFAs. The appeal process provided herein applies solely to decisions of the Department made in this program NOFA and does not apply to any decisions made with respect to previously issued NOFAs or decisions to be made pursuant to future program NOFAs.

3. Appeal Process and Deadlines

- (a) Process. In order to lodge an appeal, applicants must submit to the Department by the deadline set forth in subsection (b) below a written appeal which states forth all relevant facts, arguments, and evidence upon which the appeal is based. Applicants must include a copy of all relevant portions of the application which is the subject of their appeal. Applicants must ensure that its written appeal sets forth all bases on which it is appealing the Department's decision and includes all evidence in support thereof, as once the written appeal is submitted to the Department, no further information or materials will be accepted or considered thereafter. Appeals are to be submitted to the Department at the following address:

Department of Housing and Community Development
Attn: Director
2020 W. El Camino Avenue, Suite 570
Sacramento, California 95833

The Department will only accept appeals through a postal carrier service such as the U.S. Postal Service, UPS, Fed Ex, or other carrier services that provide date stamp verification of delivery. Deliveries must be received during Department weekday (non-state holiday) business hours of 9:00 a.m. to 5:00 p.m. Pacific Time.

- (b) Filing Deadline. Appeals must be received by the Department no later than the earlier occurring of three (3) business days of the date of the Department's threshold review determination, or three (3) business days of the date the Department announces its awards being made under this NOFA, which announcement will be posted on the Department's website (www.hcd.ca.gov), as applicable. Appeals which are not timely filed or which are submitted incomplete will be denied without recourse.

4. Decision

Appeals shall be decided by either the Department Director, the Acting Director, or the authorized designee of the foregoing, in their sole and absolute discretion. The Department shall render its decision in writing within fifteen (15) business days of receipt of the Applicant's written appeal. All decisions rendered shall be final, binding, and conclusive and shall constitute the final action of the Department with respect to the appeal.

5. Effectiveness

In the event that the statute, regulation, and/or guidelines governing this program contain an existing process for appealing decisions of the Department with respect to NOFA awards made under such programs, then this section shall be inoperable, and all appeals shall be governed by such existing authority.

VI. Standard Agreements and Release of Funds

A. Standard Agreements

Successful applicants, Awardee(s), will enter into a Standard Agreement with HCD. The Standard Agreement contains all the relevant state and federal requirements, as well as specific information about the award and the work to be performed.

As a condition of the award, a Standard Agreement must be executed by the Awardee(s) within 90 days (Contracting Period) of HCD's issuance of the award letter. HCD anticipates announcing CalHome awards in August 2018. Failure to execute the Standard Agreement(s) within the Contracting Period may result in award cancellation. The Awardee(s) shall remain a party to the Standard Agreement for the entire term of the Standard Agreement; removal of the Awardee(s) shall be prohibited.

The Standard Agreement allows a maximum of 36-months from the date of the Award Letter to expend funds. All documentation to support the grantee's expenditure of funds must be received within this timeframe. At the end of 36-months, the Standard Agreement expires. Grantees remain subject to the terms of the audit provisions of the Standard Agreement and the terms of the 20-year Monitoring Agreement.

B. Release of Funds

Funds shall not be obligated to an owner-occupant prior to the date a Standard Agreement contract is fully executed between the successful grantee and HCD.

Funds will be released by the CalHome Program only after the execution of the Standard Agreement and grantee submits the following items and those items have been reviewed and approved by HCD staff:

- Loan servicing plan;
- Program guidelines;
- Loan document templates;
- Reuse Agreement with verification of established reuse account;
- Fully executed 20-year Monitoring Agreement; and
- If a grantee contracts with a third party for these functions, the grantee must submit a current copy of the contract for HCD review.

Funds may be requested as either a reimbursement or as an advance. Pursuant to [CCR 25 § 7753 \(a\)\(3\)](#), advances for Owner-Occupied Rehabilitation programs are limited to the grantee's anticipated volume of closed loans for the following 60 day period. All grantees

must reconcile advances within 90 days. Documentation showing at least two-thirds of the funds previously released for program activities were expended must be submitted to HCD before another advance request will be processed. Grantees must also consistently complete monthly reports and provide them to HCD before another advance request will be processed.

VII. Other Terms and Conditions

A. Right to Modify or Suspend

HCD reserves the right, at its sole discretion, to suspend, amend, or modify the provisions of this NOFA at any time, including without limitation, the amount of funds available hereunder. If such an action occurs, HCD will notify all interested parties [via listserv](#) and will post the revisions to the CalHome website. Please remember to subscribe at the listserv link.

B. Conflicts

In the event of any conflict between the terms of this NOFA and either applicable state or federal law or regulation, the terms of the applicable state or federal law or regulation shall control.

APPENDIX A

RATING FACTORS

The list below is a summary. For more specific information, please refer to [25 CCR § 7751](#) in the **CalHome Program Regulations**.

Criteria Defined	Maximum Points
<p>Capability: to operate the program or develop the project by demonstrating prior experience with administration of the program activity of rehabilitation or reconstruction. Capability for this NOFA will be based on experience with rehabilitation by unit.</p> <ul style="list-style-type: none"> • Number of Rehabilitation/Reconstructed units assisted within the last four years: <ul style="list-style-type: none"> ▪ 5 – 20 ~ 100 points ▪ 21 – 40 ~ 200 points ▪ 41 – 60 ~ 300 points ▪ 60 or more ~ 400 points 	400
<p>Community Need: in a geographic area of the proposed local program or project will be based on the following factor:</p> <ul style="list-style-type: none"> • For an owner-occupied rehabilitation application, the percentage of the population living at or below the federal poverty level. 	150
<p>Feasibility: For owner-occupied rehabilitation, feasibility will be based on U.S. Census Bureau data regarding the percentage of low-income households that are currently homeowners, the number of overcrowded households, and the age of the housing stock. The higher the percentage of low-income homeowners, the higher the points awarded. The higher the percentage of pre-1980 homes, the higher the points awarded. The higher the number of overcrowded households, the higher the points awarded.</p>	250
<p>Contributes to Community Revitalization by operating a program/project located in a federally defined Qualified Census Tract.</p>	100
MAXIMUM TOTAL POINTS	900

In the event of a tie among applicants from the same county in which there is an over-subscription of that county's allocation, the tiebreaker will be based on the number of rehabilitation units an applicant has developed in the last five years within the county they are applying.

APPENDIX B

DISASTER RESILIENCY LONG-TERM PLANNING CRITERIA

Applications must include the applicant's commitment to meet near and long-term resiliency standards in rebuilding homes destroyed by the wildfires identified in this NOFA.

Resiliency is generally defined as the future ability to resist and recover from future disasters. Applicants must demonstrate commitment to immediate and long-term resiliency by describing completed or planned (including anticipated completion dates) actions to address building standards, zoning and site planning, long-term planning and public outreach. Where appropriate, applicants must certify that they will require owner occupant Borrowers to comply with all applicable laws, including those that are designed to enhance resiliency (including without limitation those set forth below) and that they will, in turn, as a condition to HCD providing funding, include in each owner occupant Borrower's loan documents provisions that the Borrower will comply with all applicable state, federal, and local laws, including those that are designed to enhance resiliency and including those (as they may apply) set forth below:

Commitment to Long-Term Resiliency

Building Standards, Zoning and Site Planning:

- Where appropriate, consistency with Chapter 7(a) of the California Building Code or other pertinent Hazard Mitigation Building codes that address fire and flood safety and hazard mitigation,
- Consistency with Government Code Section 66474.02 and applicable regulations adopted by the State Board of Forestry and Fire Protection pursuant to Sections 4290 and 4291 of the Public Resources Code,
- Where appropriate, local ordinances certified as meeting or exceeding Title 14 SRA Fire Safe Regulations, pursuant to 14 CCR 1270.01 and 1270.03, or
- Other

Long Term Planning: For local government applicants, the status and planned completion for general plan amendments related to hazard mitigation pursuant to Government Codes Section 65302(g)(3), 65302.5, 65302(d)(1) and 65302(g)(1) and 65302(g)(4).

Public Outreach and Marketing: Demonstrate targeted outreach to vulnerable populations (e.g., lower income, homeless, persons with disabilities, limited English proficient, seniors, farmworkers, etc.) such as mailings, meetings, workshops, surveys, task forces, advisory committees or other focused efforts.